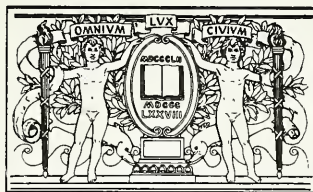


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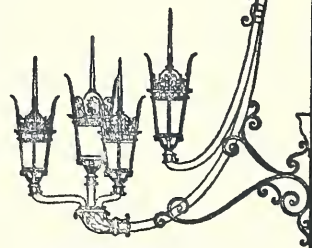
✓ NEIGHBORHOOD

✓ HOUSING & DEVELOPMENT

# PROJECT ✓ DIRECTORY

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NEIGHBORHOOD HOUSING AND DEVELOPMENT  
PROJECT DIRECTORY

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I. SOUTH END DISPOSITION HOUSING

Coordinated by Tom O'Malley, Director for South End Planning and Development. Disposition housing developments in the South End neighborhood. Includes South End disposition developments pre-dating the South End Neighborhood Housing Initiative (SENHI), SENHI Fast Track and Phase I developments, and the Parcel to Parcel 2/Helen Morton Center project.

Project Name:

Project Manager:

1134 Washington Street	* John Noone
1154 Washington Street	* Bob McGilvray
255-293 Northampton St./Parcel RC-7 .	* Maria Faria
406-408 Harrison Avenue	* Bob McGilvray
45 Thorndike Street	* Maria Faria
47 Thorndike Street	* Maria Faria
611 Tremont Street	* Maria Faria
Parcel to Parcel 2/Helen Morton Center	* Antonio Torres
TDC III/395,397,400 Massachusetts Ave.	* Maria Faria
Tent City Phase II	* John Noone

SENHI PHASE I

\* Tom O'Malley

75 East Berkeley Street/TDC IV	* Bob McGilvray
Allen House/1682 Washington Street	* Tom O'Malley
Porter House/1724-1726 Washington St.	* Tom O'Malley
Lodging House/1734-1740 Washington St.	* John Noone
Roxbury Corners/Parcel 29A,1777-89 Wash.	* Maria Faria
640 Tremont Street/IBA	* Tom O'Malley
6-14 East Concord Street/Old Boston	* Maria Faria
Langham Court	* John Noone
Parmalee Court	* Laura Burns



## II. NEIGHBORHOOD DISPOSITION HOUSING (NON-SOUTH END)

Coordinated by Ron Fong, Deputy Director for Affordable Housing Production. Disposition housing developments in Boston's neighborhoods not including the South End, the Waterfront (Harbor Planning Department), and Downtown (Urban Design and Development Department). Includes disposition developments in the following neighborhoods: Charlestown, Chinatown/South Cove, East Boston, Hyde Park, Jamaica Plain, Roslindale, and Roxbury.

Project Name:

Project Manager:

### CHARLESTOWN

Charlestown Parcel P-2A	* Laura Burns (HP)
Charlestown Parcel R-87	* Laura Burns (HP)
Charlestown Parcel R-87A	* Laura Burns (HP)
Charlestown Parcel R-96	* (Bob Rush, HP)
Charlestown Parcel R-107	* (Bob Rush, HP)

### CHINATOWN/SOUTH COVE

Waterford Place/180 Shawmut Avenue	* (Aaron Schleifer, NPZ)
Chinatown Parcel A	* Ron Fong
Chinatown Parcel B	* Ron Fong
Don Bosco (South Cove P-12)	* Ron Fong
South Cove Parcels P-12B	* Ron Fong
South Cove Parcels P-3, P-3A	* Ron Fong
South Cove Parcels P4, 4A, 4B	* Ron Fong
South Cove Parcel R-1	* Ron Fong

### EAST BOSTON

East Boston Parcels EB-23, 24	* Laura Burns
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### HYDE PARK

Parcel SWC-4	* Phil Zeigler
Parcel SWC-6	* Phil Zeigler

### JAMAICA PLAIN

113-117 Lamartine St.	* Ron Fong
Mission Hill NHS	* John Noone

### ROSLINDALE

Parcel SWC-1	* Phil Zeigler
Parcel SWC-2	* John Noone
Parcel SWC-3	* Phil Zeigler





## II. NEIGHBORHOOD DISPOSITION HOUSING (NON-SOUTH END) (cont.)

### Project Name:

### Project Manager:

#### ROXBURY DISPOSITION HOUSING

14-20 Linwood Street	* Wendy Lucas
32 Dale Street	* Laura Burns
63 Highland Street	* Bob McGilvray
Bartlett Court	* Antonio Torres
C.A.B.	* Wendy Lucas
Conkling/Garrison-Trotter Phase I	* Laura Burns
Douglass Plaza Phase I	* Laura Burns
Douglass Plaza Phase II	* Laura Burns
Fountain Hill Phase I	* Laura Burns
Fountain Hill Phases II&III	* Laura Burns
Garrison-Trotter Phase II	* Laura Burns
Infill Housing	* Tom O'Malley
Marcella Street Townhouses	* Maria Faria
St. James Estates	* Wendy Lucas
Washington Park Parcel J5-B	* Laura Burns
Washington Park Parcels F3a, 3b	* Ron Fong
Winslow Court Phase I	* Ron Fong
Winslow Court Phase II	* Ron Fong

## III. ECONOMIC DEVELOPMENT/DISPOSITION DEVELOPMENT

Coordinated by Owen Donnelly, Deputy Director for Neighborhood Economic Development. Includes commercial, institutional, mixed-use and other non-housing developments on BRA disposition parcels. The Parcel to Parcel 1 Project (Kingston/Bedford - Parcel 18) is not described in this section. For a description of this key economic development project see Special Project section.

185 State Street	* John Noone
19 Clarendon/Boston Ballet/BCA	* Bob McGilvray
22-26 Warren Street	* Bob McGilvray
237 Harrison Avenue	* (Aaron Schleiffer, NPZ)
411 Harrison Avenue/Adams Transmission	* Bob McGilvray
421-435 Harrison Avenue/Parcel SE-120	* Bob McGilvray
851 Albany/Parcel X-40/Gold Key	* Bob McGilvray
95 Dudley Street	* Bob McGilvray
Campus High Parcel R-14	* Deniz Ozan
Campus High Parcel P-3/NCAAA	* Phil Zeigler
Massachusetts Square	* Maria Faria
New Roxbury Post Office/Parcel P-2C	* Owen Donnelly
Parcel EB A-2/Cunard Lot	* Antonio Torres
Parcel SWC-5	* Phil Zeigler
Roxbury Heritage State Park	* Joan Smith
SMILE Preschool/Parcel H-6b	* Laura Burns
Stride Rite/Parcels 41-D,E	* Maria Faria
Washington Park Parcel F-6 (Grove Hall)	* Dave Baker



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#### IV. CAPITAL IMPROVEMENT PROJECTS

Coordinated by David Baker under the guidance of Owen Donnelly, Deputy Director for Neighborhood Economic Development. Includes active Capital Improvement project in which NHD staff members are involved, focusing on the South Cove/Chinatown, South End and Roxbury neighborhoods.

##### Project Name:

##### Project Manager:

##### CHINATOWN/SOUTH COVE

Chinatown Gateway

\* David Baker

##### SOUTH END

Contract J-2/Montgomery & Pembroke

\* Maria Faria

Contract E-2/Dartmouth Place

\* Maria Faria

Contract G-2/Tent City

\* John Noone

Tent City/Yarmouth Place-Loop Road

\* John Noone

West Canton Street

\* Maria Faria

Monsignor Lally Park

\* Maria Faria

Hayes Park

\* Maria Faria

Worcester Square Park

\* Maria Faria

Shawmut Avenue Phase I

\* Maria Faria

##### ROXBURY

Fountain Hill Square Phase I

\* David Baker

New Dudley Street Phase II

\* David Baker

John Eliot Square

\* David Baker

Parcel P-3/NCAAA

\* Phil Zeigler

Cedar Square Park

\* Deniz Ozan

Garrison Trotter Way

\* Laura Burns

Douglass Plaza

\* Laura Burns



## V. BOARD OF APPEALS HOUSING (NON-DISPOSITION)

NHD is responsible for managing non-disposition housing developments of 20 units and more through the Zoning Board of Appeals and Design Review processes. An important component is negotiating the voluntary inclusion of affordable housing units or contributions to nearby affordable housing developments. Antonio Torres is responsible for the majority of these projects. In this section "AHA" is frequently used as an abbreviation for "Affordable Housing Agreement."

### Project Name:

### Project Manager:

#### JAMAICA PLAIN

336 Adams Street, South Dorchester	* Antonio Torres
200 Allandale Road, Jamaica Plain	* Antonio Torres
Allandale Glen, Jamaica Plain	* (Nancy Tentindo, UDD)
Baker Square, South Dorchester	* Antonio Torres
65 Bay Street, Dorchester	* Antonio Torres
56-65 Brookside Avenue, Jamaica Plain	* Antonio Torres
Chestnut Park Condos, West Roxbury	* Antonio Torres
Clarendon Court, Hyde Park	* Antonio Torres
Cliffmont/Grew, Roslindale	* Antonio Torres
Clippership Wharf, East Boston	* (Pam Wessling, UDD)
21-35 Coleman Street, Dorchester	* Jon Layzer
Deacon Court, South End	* Antonio Torres
540 East Broadway Street, South Boston	* Antonio Torres
73-79 Essex St., South Cove/Chinatown	* Ron Fong
Fabreeka Mills, South Dorchester	* Antonio Torres
The Foundry, South Boston	* Antonio Torres
86-106 Fulton Street, North End	* (Peter Dreier)
Gumball Factory/Orleans, East Boston	* Antonio Torres
Hancock Woods, West Roxbury	* Antonio Torres
9-11 Harcourt Street, Back Bay/Fenway	* Antonio Torres
High Point Village, Roslindale	* Antonio Torres
Lotus Street, Jamaica Plain	* Antonio Torres
108 Kilmarnock Street, Back Bay/Fenway	* Antonio Torres
Newfield Woods, West Roxbury	* Antonio Torres
15 North Beacon/Union Square, Brighton	* Antonio Torres
North Beacon/St. Joseph's, Brighton	* Antonio Torres
125-138 Tudor Street, South Boston	* Antonio Torres
30-40 Weld Street, Roslindale	* Antonio Torres



## VI. SPECIAL PROJECTS

A wide variety of ongoing, planning and research, special disposition and development projects related to affordable housing and neighborhood economic development, and major NHD management initiatives. Includes the departments major planning initiatives and projects which require a greater depth of description. Parcel to Parcel Project 1 is described in this section.

### Project Name:

### Project Manager:

#### MAJOR PLANNING INITIATIVES

##### CHINATOWN MASTERPLAN

\* (Ting Foo Yeh, UDD)

Chinatown Housing Improvement Program

\* Ron Fong

##### ROXBURY PLANNING

\* Owen Donnelly

##### PARCEL TO PARCEL PROJECT 1

One Lincoln Street (Kingston/Bedford)  
Ruggles Center (Parcel 18)

\* Anthony Williams  
\* (Pam Wessling, UDD)  
\* Anthony Williams

##### SOUTHWEST CORRIDOR PLANNING

Parcels 9 & 10  
Parcels SR-14, P-3A

\* Owen Donnelly  
\* Owen Donnelly  
\* Owen Donnelly

##### NCAAA PLANNING

Campus High Parcel P-3  
Other NCAAA planned developments

\* Phil Zeigler  
\* Phil Zeigler  
\* Phil Zeigler

##### DUDLEY BUSINESS DISTRICT

\* Owen Donnelly

##### ROXBURY IPOD

\* Muhammad Ali-Salaam

##### SOUTH END MASTERPLAN

\* Tom O'Malley

South End Parking Study  
South End Open Space  
South End Community Land Trust  
SENHI Phase II

\* Tom O'Malley  
\* Tom O'Malley  
\* Deniz Ozan  
\* Tom O'Malley

#### LEASED PROPERTIES

Church/Good Shepherd  
Church/United Community/116 Roxbury  
Whittier Street Health Center

\* Phil Zeigler  
\* Bob McGilvray  
\* Phil Zeigler

#### DISPOSITION SPECIAL PROJECTS

\* Bob McGilvray

557 Tremont Street/St. Cloud  
57 East Concord Street  
157 West Springfield Street

\* Bob McGilvray  
\* Bob McGilvray  
\* Maria Faria





## VI. SPECIAL PROJECTS (cont.)

### Project Name:

### Project Manager:

#### PUBLIC SUBSIDY BRIEFING/PIPELINE

Low-income Housing Tax Credits  
SHARP  
Section 8  
Chapter 707  
Chapter 705  
MIFA  
RHDAL  
HIF  
HOP

\* Ron Fong

\* Laura Burns  
\* Laura Burns  
\* Wendy Lucas  
\* Wendy Lucas  
\* Deniz Ozan  
\* Wendy Lucas  
\* John Noone  
\* John Noone  
\* Deniz Ozan

#### GENERAL REHABILITATION

\* Bob McGilvray

Women for Comm. Service/558 Mass. Ave.  
Charlestown Working Theater Rehab.  
Hale House Rehabilitation

\* Bob McGilvray  
\* Bob McGilvray  
\* Jon Layzer

#### BUSINESS RELOCATION

\* Major Lewis

#### NHD ENGINEERING AND DESIGN

\* Mirdza Zeipe

#### OTHER SPECIAL PROJECTS

Westminster-Willard/Mandela Apartments  
Dudley Street Neighborhood Initiative

\* Tom O'Malley  
\* Andrea D'Amato

#### MANAGEMENT AND ADMINISTRATION

##### OFFICE MANAGEMENT

Board Process  
Central Files  
Time Management  
NHD Hiring Process  
Secretarial Services

\* Jeannie Lynn  
\* Jeannie Lynn  
\* Jeannie Lynn  
\* Jeannie Lynn  
\* Jeannie Lynn  
\* Marta DeJesus  
\* Delores Rice  
\* Margaret Owens

##### MANAGEMENT INFORMATION SYSTEMS

NHD Computer Systems  
Agenda Project Directory

\* Jon Layzer  
\* Jon Layzer  
\* Jon Layzer

##### COMMUNITY PROCESS

South End Community Process  
NHD Community Process

\* Laval Wilson  
\* Mark Johnston  
\* Josephine Thompson

#### CRITICAL RESPONSE UNIT

\* Jon Layzer

#### SMALL PROJECTS/SPECIAL ASSISTANT

\* Laval Wilson



# I. SOUTH END DISPOSITION HOUSING

## --\*SOUTH END DISPOSITION HOUSING--\*

Coordinated by Tom O'Malley, Director for South End Planning and Development. Disposition housing developments in the South End neighborhood include disposition developments pre-dating the South End Neighborhood Housing Initiative (SENH), SENHI Fast Track and Phase I developments, and the Parcel to Parcel 2/Helen Morton Center project.

--\* Briefing Item \*-----1134 Washington Street-----  
 .Project Manager \* John Noone  
 .History \* Construction complete, Certificate of Completion 12/88  
 .Overview \* Hub Realty (Harry the Greek) and ATSE rehabilitation of building: 7 affordable coop units artists live/work space on top two floors; bottom two floors retail.  
 .Status/Issues \* Amend LDA in Spring '89 to allow for return of half the consideration paid for the land (\$62,500) to ATSE, facilitating the final sale of the upper two floors.

--\* Briefing Item \*-----1154 Washington Street-----  
 .Project Manager \* Bob McGilvray  
 .History \* Groundbreaking 6/87  
 .Overview \* Boston City Lights rehabilitation of six story brick building: 8 market rate rental units will support the rehabilitation which includes affordable practice space for the performing arts group.  
 .Status/Issues \* Under Construction

--\* Briefing Item \*-----255-293 Northampton Street/Parcel RC-7-----  
 .Project Manager \* Maria Faria  
 .History \* Tentative Designation 9/87  
 .Overview \* Urban Design Team, developer. Incorporates privately owned abutting land. Total development proposal is 18 units including 6 affordable units (2/3 affordability) on BRA land.  
 .Milestones \* Final Designation Est. 5/89  
 .Milestones \* Groundbreaking Est. 5/89  
 .Milestones \* Certificate of Completion Est. 1991  
 .Status/Issues \* Progress depends on resolution of litigation involving privately owned abutting land.

--\* Briefing Item \*-----406-408 Harrison Avenue-----  
 .Project Manager \* Bob McGilvray  
 .History \* Final Designation 12/87  
 .History \* Groundbreaking 9/88  
 .Overview \* Rehabilitation of building by Mr. Wong, South End displacement victim in 1970's. Building is 4 units including 1 affordable unit  
 .Status/Issues \* Under Construction

--\* Briefing Item \*-----45 Thorndike Street-----  
 .Project Manager \* Maria Faria  
 .History \* Final Designation 4/88  
 .Overview \* Cardinal Rehab., Inc. rehabilitation of 3 unit building; all 3 units will be affordable.  
 .Status/Issues \* Under construction

--\* Briefing Item \*-----47 Thorndike Street-----  
 .Project Manager \* Maria Faria  
 .Overview \* 3 unit building  
 .Status/Issues \* Originally designated to Tent City displacement victim (Mr. Cook), interest withdrawn; need to re-advertise.

--\* Briefing Item \*-----611 Tremont Street-----  
 .Project Manager \* Maria Faria  
 .History \* Final Designation 2/88  
 .History \* Conveyed 2/89



# I. SOUTH END DISPOSITION HOUSING

- .Overview \* Rehabilitation of 4 unit building to include 1 affordable unit by Angel Medina
  - .Milestones \* Groundbreaking Est. 5/89
  - .Milestones \* Certificate of Completion Est. 5/89
  - .Status/Issues \* Financing issues
- \* Briefing Item \*-----Parcel to Parcel 2/Helen Morton Center-----
- .Project Manager \* Antonio Torres
  - .History \* Tentative Designation 4/88
  - .Overview \* Originally introduced as the "Tree of Life," because of the Transitional Housing program; the project is a linkage development, bringing gap financing and minority and women business equity participation from the Park Square site to be developed by Pavillion Corporation.
  - .Overview \* The South Park Partnership's current development proposal includes a total of 100 units of which 36 units are transitional housing (for homeless women and their children) and 24 units are affordable to moderate income households.
  - .Overview \* Development also includes a daycare center, to be developed on an adjoining site, which serves families in the Helen Morton Center transitional housing program.
  - .Milestones \* Final Designation Est. Fall '89
  - .Milestones \* Groundbreaking Est. Fall '89
  - .Milestones \* Certificate of Completion Est. Spring '91
  - .Status/Issues \* Seeking firm financial commitments and subsidies for affordable housing units.
- \* Briefing Item \*-----TDC III/395,397,400 Massachusetts Avenue-----
- .Project Manager \* Maria Faria
  - .History \* Final Designation 12/85
  - .Overview \* Total development is 59 units of which 38 units (two-thirds) will be affordable to low- and moderate-income households.
  - .Status/Issues \* Construction completed on two building rehabs (395,397); construction underway on vacant parcel (400)
  - .Milestones \* Certificate of Completion Est. Summer '89
- \* Briefing Item \*-----Tent City Phase II-----
- .Project Manager \* John Noone
  - .Overview \* Project to redevelop two buildings on Yarmouth and Columbus which were originally supposed to be rehabbed, but had to be torn down after construction of Tent City.
  - .Milestones \* Amendments of Air Rights Lease Est. Spring '89
  - .Milestones \* Groundbreaking Est. 4/89
  - .Milestones \* Certificate of Completion Est. 3/90
- \* Briefing Item \*-----75 East Berkeley Street/TDC IV-----
- .Project Manager \* Bob McGilvray
  - .History \* Final Designation 7/88
  - .History \* Groundbreaking 1/89
  - .Overview \* Seven brick townhouses will be renovated by the Tenants Development Corporation to yield 35 units of which 24 will be affordable to low- and moderate-income households.
  - .Overview \* Disposition was initiated as the SENHI "Fast Track" to expedite the rehabilitation of these historically significant buildings.
  - .Milestones \* Certificate of Completion Est. 9/89
  - .Status/Issues \* Under construction
- \* Briefing Item \*-----Allen House/1682 Washington Street-----
- .Project Manager \* Tom O'Malley
  - .History \* This historic mansion was tentatively designated 10/87 in the first round of SENHI.



# I. SOUTH END DISPOSITION HOUSING

- 
- .History \* Developer designation rescinded (Renaissance Properties).
- .Milestones \* To be re-advertised in Spring '89.
- .Status/Issues \* May require RFP for emergency repairs and funding.
- .Status/Issues \* Redevelopment costs are estimated to be high enough to make a financing gap inevitable even if the project becomes 100 percent market rate.
- \* Briefing Item \*-----Porter House/1724-1726 Washington Street-----
- .Project Manager \* Tom O'Malley
- .Overview \* Believed to be the oldest existing building in the South End, this building was tentatively designated 10/87 in the first round of SENHI.
- .Milestones \* Need to re-advertise
- .Status/Issues \* Developer designation rescinded (Renaissance Properties).
- \* Briefing Item \*-----Lodging House/1734-1740 Washington Street-----
- .Project Manager \* John Noone
- .History \* Fast Track Final Designation 12/88
- .Overview \* Vacant five story building to be rehabilitated by 1734 Washington Street Limited Partnership/Paul Sullivan Housing Trust into 32 affordable Single Room Occupancy (SRO) units
- .Milestones \* Schematic Design approval Est. 3/89
- .Milestones \* Board of Appeal Referral Est. 3/89
- .Milestones \* Working Drawings Est. 6/89
- .Milestones \* Groundbreaking Est. 6/89
- .Milestones \* Certificate of Completion Est. 1/90
- .Status/Issues \* Seeking SHARP approval
- \* Briefing Item \*-----Roxbury Corners/Parcel 29A and 1777-1789 Washington-----
- .Project Manager \* Maria Faria
- .History \* Tentative Designation of sites separately: Parcel 29A - 10/87, 1777-1789 Washington - 12/88.
- .Overview \* The vacant parcel - 29A - was tentatively designated in the first round of SENHI; 1777-1789 Washington is a row of buildings across the street for which developer designation was recently rescinded.
- .Overview \* Total development by United South End/Lower Roxbury Development Corporation (UDC) is 47 units of which 32 units will be affordable to low- and moderate-income households.
- .Milestones \* Board of Appeal Referral Est. 5/89
- .Milestones \* Final Designation Est. 9/89
- .Milestones \* Groundbreaking Est. 1/90
- .Milestones \* Certificate of Completion Est. 6/92
- .Status/Issues \* Seeking SHARP approval
- \* Briefing Item \*-----640 Tremont Street/IBA-----
- .Project Manager \* Tom O'Malley
- .History \* Tentative Designation 10/87
- .Overview \* Inquilinos Boricuas en Accion (IBA) will rebuild the burned-out Shawmut Congregation Church to yield 27 home ownership units of which 18 units will be affordable to low- and moderate-income households.
- .Milestones \* Board of Appeal Referral Est. 3/89
- .Milestones \* Final Designation Est. 6/89
- .Milestones \* Groundbreaking Est. 7/89
- .Milestones \* Certificate of Completion Est. 7/90
- \* Briefing Item \*-----6-14 East Concord Street/Old Boston-----
- .Project Manager \* Maria Faria
- .History \* Tentative Designation 10/87
- .History \* Board of Appeal Referral 11/88
- .History \* Zoning Approved 1/89
- .Overview \* Development by Old Boston Restorations incorporates the abutting MacDonald Warehouse, renovated by Old Boston
-





# I. SOUTH END DISPOSITION HOUSING

in 1985, to bring 40 new units of rental housing on line of which 12 units (30%) will be affordable.

- .Milestones \* Final Designation Est. 3/89
- .Milestones \* Groundbreaking Est. 4/89
- .Milestones \* Certificate of Completion Est. 7/89

- \* Briefing Item \*-----Langham Court-----
- .Project Manager \* John Noone
  - .History \* Tentative Designation 10/87
  - .History \* Board of Appeal Referral 10/88
  - .History \* Zoning Approved 11/88
  - .Overview \* The Four Corners Development Corporation, a non-profit formed by residents of the surrounding neighborhood, will develop this site into 84 units of mixed income housing including a 55 unit (50 affordable) cooperative.
  - .Overview \* A total of 56 units (two-thirds) will be affordable cooperative or condominium units.
  - .Milestones \* Final Designation Est. 3/89
  - .Milestones \* Groundbreaking Est. 5/89
  - .Milestones \* Certificate of Completion Est. 12/91

- \* Briefing Item \*-----Palmalee Court-----
- .Project Manager \* Laura Burns
  - .History \* Tentative Designation 10/87
  - .Overview \* York Bay Development Corporation will develop this site into 74 new units of housing of which 49 units (two-thirds) will be affordable to low- and moderate-income households.
  - .Milestones \* Board of Appeal Referral Est. 3/89
  - .Milestones \* Final Designation Est. 6/89
  - .Milestones \* Groundbreaking Est. 6/89
  - .Milestones \* Certificate of Completion Est. 3/91



## II. NEIGHBORHOOD DISPOSITION HOUSING (NON-SOUTH END)

### ---NEIGHBORHOOD DISPOSITION HOUSING (NON-SOUTH END)---

Coordinated by Ron Fong, Deputy Director for Affordable Housing Production. Disposition housing developments in Boston's neighborhoods not including the South End, the Waterfront (Harbor Planning Department), and Downtown (Urban Design and Development Department). Includes disposition developments in the following neighborhoods: Charlestown, Chinatown/South Cove, East Boston, Hyde Park, Jamaica Plain, Roslindale, and Roxbury.

### ---CHARLESTOWN DISPOSITION HOUSING---

--- Briefing Item ---Charlestown Parcel P-2A-----  
 .Project Manager \* Laura Burns  
 .History \* Tentative Designation 6/9/88  
 .Overview \* Gate Five Associates designated to develop 28 units, of which 14 units (50%) will be affordable, on the vacant site.  
 .Milestones \* Board of Appeal Referral Est. 4/89  
 .Milestones \* Final Designation Est. 4/89  
 .Milestones \* Certificate of Completion Est. 6/90  
 .Status/Issues \* Gap financing as part of CNY/149 Housing Creation Proposal to be submitted in Spring '89.

--- Briefing Item ---Charlestown Parcel R-87-----  
 .Project Manager \* Laura Burns  
 .History \* Authorization to advertise RFP 9/29/88  
 .History \* RFP Advertised 11/21/88  
 .History \* Proposals due 1/23/89  
 .Milestones \* Tentative Designation Est. 3/89  
 .Milestones \* Board of Appeal Referral Est. 4/89  
 .Milestones \* Final Designation Est. 4/89  
 .Milestones \* Certificate of Completion 12/89  
 .Status/Issues \* Proposals under review.  
 .Status/Issues \* EDC Proposal taps into linkage/housing creation: possible part of CNY/149 Charlestown set-aside.  
 .Overview \* Parcel remaining after authorization to convey R-87A to BHA for Section 689 housing.

--- Briefing Item ---Charlestown Parcel R-87A-----  
 .Project Manager \* Laura Burns  
 .History \* Authorized to convey to BHA 6/9/88  
 .Milestones \* Board of Appeal Referral Est. 5/89  
 .Milestones \* Groundbreaking Est. 6/89  
 .Milestones \* Certificate of Completion Est. 12/89  
 .Status/Issues \* Awaiting building permit application by BHA.  
 .Overview \* Parcel to be conveyed to the Boston Housing Authority to be developed into 2 units of Chapter 689 (special needs) housing in conjunction with EOCD and the Department of Mental Health.

--- Briefing Item ---Charlestown Parcel R-96-----  
 .Project Manager \* (Bob Rush)  
 .Status/Issues \* Final Designation  
 .Overview \* 12 units, all affordable, to be developed by 136-142 High Street Trust.

--- Briefing Item ---Charlestown Parcel R-107-----  
 .Project Manager \* (Bob Rush)  
 .Status/Issues \* Tentative Designation  
 .Overview \* 12 units, 6 affordable (50%), to be developed by Breeds Hill Development Group

### ---CHINATOWN/SOUTH COVE DISPOSITION HOUSING---



## II. NEIGHBORHOOD DISPOSITION HOUSING (NON-SOUTH END)

- 
- Briefing Item -----Waterford Place/180 Shawmut Avenue-----
- .Project Manager \* (Aaron Schleifer)
  - .History \* Tentative Designation 5/87
  - .Overview \* 40 rental units, 27 (two-thirds) affordable, to be developed by the Chinese Consolidated Benevolent Association (CCBA).
  - .Milestones \* Final Designation Est. 3/89
  - .Milestones \* Groundbreaking Est. 5/89
  - .Milestones \* Certificate of Completion Est 9/90
  - .Status/Issues \* Gap financing from Jaymont/125 Summer Street housing creation proposal to be submitted in Spring '89.
- Briefing Item -----Chinatown Parcel A-----
- .Project Manager \* Ron Fong
  - .History \* Tentative Designation 9/88
  - .Overview \* 143 units, 95 units (two-thirds) affordable, to be developed by the Chinese Economic Development Corporation (CEDC)
  - .Milestones \* Design and Environmental review expected in Spring '89.
  - .Milestones \* Board of Appeal Referral Est. 8/89
  - .Milestones \* Final Designation Est. 12/89
- Briefing Item -----Chinatown Parcel B-----
- .Project Manager \* Ron Fong
  - .History \* Tentative Designation 9/88
  - .Overview \* 120 units, 80 units (two-thirds) affordable, to be developed by the Asian Community Development Corporation (ACDC)
  - .Milestones \* Design and Environmental review expected in Spring '89.
  - .Milestones \* Board of Appeal Referral Est. 8/89
  - .Milestones \* Final Designation Est. 12/89
- Briefing Item -----Don Bosco (South Cove P-12)-----
- .Project Manager \* Ron Fong
  - .History \* Tentative Designation revised 6/88
  - .Overview \* Approximately 200 units, 10% affordable, to be developed by the Salesian Society of Don Bosco and Boston Centennial Limited Partnership.
  - .Milestones \* Board of Appeal Referral Est. 6/89
  - .Milestones \* Final Designation Est. 2/90
  - .Milestones \* Groundbreaking Est. 4/90
  - .Milestones \* Certificate of Completion Est. 8/91
- Briefing Item -----South Cove Parcels P-12B-----
- .Project Manager \* Ron Fong
  - .Status/Issues \* Planning, Chinatown Housing Improvement Program (CHIP) Phase II
- Briefing Item -----South Cove Parcels P-3, P-3A-----
- .Project Manager \* Ron Fong
  - .Status/Issues \* Planning, CHIP Phase II
- Briefing Item -----South Cove Parcels P4, 4A, 4B-----
- .Project Manager \* Ron Fong
  - .Status/Issues \* Planning, CHIP Phase II
- Briefing Item -----South Cove Parcel R-1-----
- .Project Manager \* Ron Fong
  - .Status/Issues \* Planning, CHIP Phase II
- EAST BOSTON DISPOSITION HOUSING-----
- Briefing Item -----East Boston Parcels EB-23, 24-----
- .Project Manager \* Laura Burns
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## II. NEIGHBORHOOD DISPOSITION HOUSING (NON-SOUTH END)

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.History	* RFP Advertised 5/87
.History	* Tentative Designation 6/88
.Milestones	* Board of Appeal Referral Est. 3/89
.Milestones	* Final Designation Est. 3/89
.Milestones	* Certificate of Completion Est. 12/89
.Overview	* 6 affordable housing units to be developed by the East Boston Community Development Corporation

### ---HYDE PARK DISPOSITION HOUSING-----

--\* Briefing Item \*-----Parcel SWC-4-----

.Project Manager	* Phil Zeigler
.History	* Planning
.History	* Tentative Designation 9/88
.Overview	* 3 units, 1 affordable, to be developed by Urban Access.
.Milestones	* Board of Referral Est. 2/89
.Milestones	* Final Designation Est. 2/89
.Milestones	* Groundbreaking Est. 3/89
.Milestones	* Certificate of Completion Est. 9/89

--\* Briefing Item \*-----Parcel SWC-6-----

.Project Manager	* Phil Zeigler
.History	* Planning
.History	* Tentative Designation 10/88
.Milestones	* Board of Appeal Referral Est. 6/89
.Milestones	* Final Designation Est. 5/89
.Milestones	* Groundbreaking Est. 6/89
.Overview	* 4 units, all affordable, to be developed by a team comprised of Laguna Construction and a group called "We're Staying."

### ---JAMAICA PLAIN DISPOSITION HOUSING-----

--\* Briefing Item \*-----113-117 Lamartine St.-----

.Project Manager	* Ron Fong
.History	* Tentative Designation 12/86
.Overview	* 8 affordable units to be developed by Habitas

--\* Briefing Item \*-----Mission Hill NHS-----

.Project Manager	* John Noone
.History	* Final Designation 9/87
.Overview	* 17 affordable units to be developed at Lawn and Fisher Streets by the Mission Hill Neighborhood Housing Services.
.Status/Issues	* Need \$60,000 gap financing.

### ---ROSLINDALE DISPOSITION HOUSING-----

--\* Briefing Item \*-----Parcel SWC-1-----

.Project Manager	* Zeigler
.Status/Issues	* Planning, RFP has been drafted, never released.

--\* Briefing Item \*-----Parcel SWC-2-----

.Project Manager	* John Noone
.History	* Final Designation 7/88
.Overview	* 12 units, 6 affordable (50%), developed by Hi-Tech Structures
.Milestones	* Certificate of Completion Est. 4/89

--\* Briefing Item \*-----Parcel SWC-3-----

.Project Manager	* Phil Zeigler
.History	* Certificate of Completion 1/89
.Overview	* 4 units, 2 affordable (50%).

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## II. NEIGHBORHOOD DISPOSITION HOUSING (NON-SOUTH END)

### ---ROXBURY DISPOSITION HOUSING---

- \* Briefing Item \*---14-20 Linwood Street-----
- .Project Manager \* Wendy Lucas
  - .Overview \* 12 units in 3 buildings near Kittredge Square rehabilitated by Urban Investment (Duane Jackson)
  - .Status/Issues \* Construction to be completed in Spring '89
  - .Milestones \* Certificate of Completion Est. Spring '89
- \* Briefing Item \*---32 Dale Street-----
- .Project Manager \* Laura Burns
  - .History \* Tentative Designation 12/81
  - .Overview \* 24 units, 8 affordable (one-third) to be developed by Pasadena Construction
- \* Briefing Item \*---63 Highland Street-----
- .Project Manager \* Bob McGilvray
  - .History \* Tentative Designation 1/86
  - .Overview \* 3 unit building near Kittredge Square to be rehabilitated by Sharlene Johnson
- \* Briefing Item \*---Bartlett Court-----
- .Project Manager \* Antonio Torres
  - .History \* Final Designation 12/86
  - .Overview \* Final Designation was for a development of 22 units, 8 affordable.
  - .Status/Issues \* Developer (Ross Associates/Ross Perry) submitted building permit application for 25 unit development; stonewalled by Roxbury Neighborhood Council in the early days of the Roxbury IPOD; developer has not been in touch with the BRA in spite of repeated efforts to contact him.
- \* Briefing Item \*---C.A.B.-----
- .Project Manager \* Wendy Lucas
  - .History \* Final Designation 4/87
  - .Overview \* 5 buildings in Kittredge Square to be rehabilitated by the Contractor's Association of Boston into 13 units, 8 affordable.
- \* Briefing Item \*---Conkling/Garrison-Trotter Phase I-----
- .Project Manager \* Laura Burns
  - .History \* Final Designation 8/83
  - .History \* Construction nearly completed, halted in '88
  - .History \* Cost overruns forced foreclosure by Provident Bank
  - .Status/Issues \* Construction to be resumed 4/89
  - .Milestones \* Certificate of Completion Est. 6/89
  - .Overview \* 15 manufactured housing units
- \* Briefing Item \*---Douglass Plaza Phase I-----
- .Project Manager \* Laura Burns
  - .History \* Final Designation 6/87
  - .History \* Groundbreaking 2/88
  - .Overview \* 163 new units, 46 affordable, to be developed by Douglass Plaza Associates on the north half of Parcel 16 in the South End/Lower Roxbury neighborhood.
  - .Milestones \* Certificate of Completion Est. 12/89
- \* Briefing Item \*---Douglass Plaza Phase II-----
- .Project Manager \* Laura Burns
  - .Status/Issues \* Planning, discussing development concept
- \* Briefing Item \*---Fountain Hill Phase I-----
- .Project Manager \* Laura Burns



## II. NEIGHBORHOOD DISPOSITION HOUSING (NON-SOUTH END)

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.History \* Final Designation 10/87  
 .Overview \* 46 units, 20 affordable (43%), to be developed by Taylor Properties.  
 .Status/Issues \* Construction underway

--\* Briefing Item \*-----Fountain Hill Phases II&III-----  
 .Project Manager \* Laura Burns  
 .History \* Final Designation 10/87  
 .Overview \* Development plan calls for the construction of an additional 78 units upon completion of Phase I and related capital improvements. Total development will be 50% affordable.

--\* Briefing Item \*-----Garrison-Trotter Phase II-----  
 .Project Manager \* Laura Burns  
 .Milestones \* Authorization to Advertise RFP Est. 3/89  
 .Milestones \* RFP Advertisement Est. 4/89  
 .Milestones \* Proposals Due Est. 6/89

--\* Briefing Item \*-----Infill-----  
 .Project Manager \* Thomas O'Malley  
 .Overview \* 84 units, 79 affordable (91%) located in seventeen buildings on fourteen sites scattered through Roxbury and North Dorchester. Existing shells were never completed by HUD.  
 .Overview \* Developer is Infill Collaborative, formed by four local CDCs  
 .Status/Issues \* Construction underway  
 .Status/Issues \* Certificates of completion expected in waves through March, April and May triggering second phase of construction.

--\* Briefing Item \*-----Marcella Street Townhouses-----  
 .Project Manager \* Maria Faria  
 .History \* Final Designation 3/88  
 .Overview \* 18 units, 6 affordable (one-third), to be developed by Future Group  
 .Milestones \* Groundbreaking Est. Fall '89  
 .Milestones \* Certificate of Completion Est. Fall '90

--\* Briefing Item \*-----St. James Estates-----  
 .Project Manager \* Wendy Lucas  
 .History \* Final Designation 1/88  
 .Overview \* 22 units, 8 affordable, to be developed by St. James Estates.  
 .Overview \* Development also includes construction of parking lot for abutting glass business  
 .Status/Issues \* Construction underway

--\* Briefing Item \*-----Washington Park Parcel J5-B-----  
 .Project Manager \* Laura Burns  
 .History \* Tentative Designation 12/85  
 .Overview \* 10 off-site affordable units to be developed by Cruz Development in conjunction with Cass House/Roxbury Hills Commons development.

--\* Briefing Item \*-----Washington Park Parcels F3a, 3b-----  
 .Project Manager \* Ron Fong  
 .History \* Planning  
 .Milestones \* Authorization to advertise RFP Est. 4/89  
 .Milestones \* Advertise RFP Est. 4/89  
 .Milestones \* Proposal Due Est. 7/89  
 .Milestones \* Tentative Designation Est. 10/89  
 .Milestones \* Final Designation Est. 7/90

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II. NEIGHBORHOOD DISPOSITION HOUSING (NON-SOUTH END)

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--\* Briefing Item \*-----Winslow Court Phase I-----  
.Project Manager \* Ron Fong  
.History \* Construction  
.History \* Tentative Designation 5/21/85-8/8/85  
.History \* Board of Appeal Referral 10/86  
.History \* Final Designation 10/86  
.History \* Groundbreaking 5/87  
.History \* Certificate of Occupancy 11/88  
.Overview \* 24 affordable units developed by Opportunities  
Industrialization Centers (OIC).

--\* Briefing Item \*-----Winslow Court Phase II-----  
.Project Manager \* Ron Fong  
.History \* Planning  
.History \* Tentative Designation 8/8/85  
.Overview \* Current plans call for the construction of 60 new  
units, 30 affordable (50%).



### III. ECONOMIC DEVELOPMENT/DISPOSITION

#### ---ECONOMIC DEVELOPMENT/DISPOSITION---

Coordinated by Owen Donnelly, Deputy Director for Neighborhood Economic Development. Includes commercial, institutional, mixed-use and other non-housing developments on BRA disposition parcels. Parcel to Parcel Project 1, the development of Kingston/Bedford and Parcel 18 is not listed in this section. For detailed information on this important economic development project, see the Special Projects section.

- \* Briefing Item \*---185 State Street-----  
.Project Manager \* John Noone  
.Overview \* First substantial commercial downtown development by a  
Minority Business Enterprise.
- \* Briefing Item \*---19 Clarendon/Boston Ballet/BCA-----  
.Project Manager \* Bob McGilvray  
.History \* Working Drawings approved 10/88  
.History \* Firm Financial commitments 11/88  
.Overview \* A new "cycorama" performance building.  
.Milestones \* Groundbreaking Est. 2/89
- \* Briefing Item \*---22-26 Warren Street-----  
.Project Manager \* Bob McGilvray  
.History \* Tentative Designation 5/86
- \* Briefing Item \*---237 Harrison Avenue-----  
.Project Manager \* (Aaron Schleiffer)
- \* Briefing Item \*---411 Harrison Avenue/Adams Transmission-----  
.Project Manager \* Bob McGilvray  
.History \* Final Designation 6/88  
.History \* Groundbreaking 1/89
- \* Briefing Item \*---421-435 Harrison Avenue/Parcel SE-120-----  
.Project Manager \* Bob McGilvray  
.Overview \* Planning with Graham Gund/Royal Fire Door (building  
abutting site) who submitted a proposal in original RFP  
which awarded part of the site (119a,b) to Adams  
Transmission.  
.Status/Issues \* May be used as construction storage site for central  
artery.
- \* Briefing Item \*---95 Dudley Street-----  
.Project Manager \* Bob McGilvray  
.History \* RFP advertised 1/89 for emergency repairs  
.History \* Proposals Due 2/21/89  
.Status/Issues \* Proposals under review
- \* Briefing Item \*---Campus High Parcel R-14-----  
.Project Manager \* Deniz Ozan  
.History \* Planning, RFP Ready by 3/23?
- \* Briefing Item \*---Campus High Parcel P-3/NCAAA-----  
.Project Manager \* Phil Zeigler  
.Milestones \* Authorization to Advertise RFP Est. 3/89  
.Overview \* Development will leverage funds to complete other  
developments planned by the National Center for  
Afro-American Artists.
- \* Briefing Item \*---Campus High Parcel P-2C/New Roxbury Post Office-----  
.Project Manager \* Owen Donnelly  
.History \* Final Designation 9/88  
.Milestones \* Working Drawings Est. 11/89





### III. ECONOMIC DEVELOPMENT/DISPOSITION

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.Milestones \* Groundbreaking Est. 3/90  
 .Milestones \* Certificate of Completion Est. 5/92

--\* Briefing Item \*-----Massachusetts Square-----  
 .Project Manager \* Maria Faria  
 .Milestones \* Certificate of Completion Est. Spring '89  
 .Overview \* Developer is United South End/Lower Roxbury Development Corporation (UDC)  
 .Status/Issues \* Construction underway

--\* Briefing Item \*-----Parcel EB A-2/Cunard Lot-----  
 .Project Manager \* Antonio Torres  
 .History \* Tentative Designation 4/88  
 .Overview \* Development of new offices for State Welfare department.  
 .Status/Issues \* State fiscal crisis may force re-thinking of development concept.

--\* Briefing Item \*-----Parcel SWC-5-----  
 .Project Manager \* Phil Zeigler  
 .History \* Planning  
 .History \* Tentative Designation 9/88  
 .Milestones \* Board of Appeal Referral Est. 6/89

--\* Briefing Item \*-----851 Albany/Parcel X-40/Gold Key-----  
 .Project Manager \* Bob McGilvray  
 .History \* Proposals Due 1/89  
 .History \* Community meeting held 2/89

--\* Briefing Item \*-----Roxbury Heritage State Park-----  
 .Project Manager \* Joan Smith  
 .Overview \* Disposition of several parcels near Dudley Square in Roxbury to the Roxbury Heritage State Park program.

--\* Briefing Item \*-----SMILE Preschool/Parcel H-6b-----  
 .Project Manager \* Laura Burns  
 .History \* Tentative Designation 10/88

--\* Briefing Item \*-----Stride Rite/Pat Cibotti Works/Parcels 41-D,E-----  
 .Project Manager \* Maria Faria

--\* Briefing Item \*-----Washington Park Parcel F-6 (Grove Hall)-----  
 .Project Manager \* Dave Baker  
 .Milestones \* Authorization to Convey to PFD for construction of parking lot Est. Spring '89  
 .Milestones \* Groundbreaking Est. Summer '89

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#### IV. CAPITAL IMPROVEMENT PROJECTS

##### ---CAPITAL IMPROVEMENT PROJECTS---

Coordinated by David Baker under the guidance of Owen Donnelly, Deputy Director for Neighborhood Economic Development. Includes active Capital Improvement project in which MHD staff members are involved, focusing on the South Cove/Chinatown, South End and Roxbury neighborhoods.

##### ---CHINATOWN/SOUTH COVE CAPITAL IMPROVEMENTS---

---\* Briefing Item \*---Chinatown Gateway-----  
 .Project Manager \* David Baker  
 .Overview \* Restoration and reconstruction of the Chinatown Gateway on Beech Street.  
 .Overview \* Total Cost Estimate: \$270,000  
 .Overview \* Funding: City Capital '88 (\$135,000), Browne Fund (\$35,000)  
 .Status/Issues \* Funding Shortfall: \$85,000 - City Capital '89 request for \$50,000  
 .Status/Issues \* New tiles need to be tested for winter conditions (Winter/Spring '89)  
 .Status/Issues \* Need to draft agreement between BRA and Chinese Consolidated Benevolent Association.  
 .Milestones \* Construction Start Est. 4/89  
 .Milestones \* Construction Complete Est. 7/89

##### ---ROXBURY CAPITAL IMPROVEMENTS---

---\* Briefing Item \*---Fountain Hill Square Phase I-----  
 .Project Manager \* David Baker  
 .Overview \* Reconstruction of Regent and Herman Streets including lighting, sidewalks, sewers and drains, temporary sidewalks (phase II), new water main service connection.  
 .Overview \* Total Cost Estimate: \$690,000  
 .Overview \* Funding: City Capital '86 (\$690,000)  
 .History \* Authorization to award bid 10/26/88: Mario Susi & Son (\$569,607.50).  
 .Status/Issues \* Housing construction well underway, construction start on capital improvements in March or early April  
 .Milestones \* Construction Complete Est. 8/89

---\* Briefing Item \*---New Dudley Street Phase II-----  
 .Project Manager \* David Baker  
 .Overview \* Completion of New Dudley Street through Dudley Square, connecting to Washington Street.  
 .Overview \* Work out final design for the project; state bids and pays for construction (estimated \$2.7M)  
 .Overview \* Total Cost Estimate: (Design Only) \$70,000  
 .Overview \* Funding: City Capital '89 (\$70,000)  
 .Status/Issues \* Additional funds are expected in '89 for continuing design work and a new archaeological dig and report.  
 .Status/Issues \* Construction will be delayed due to development of Post Office on Parcel P-2C, New Dudley Street.  
 .Milestones \* Construction Start Est. Spring '92  
 .Milestones \* Construction Complete Est. Spring '93

---\* Briefing Item \*---John Eliot Square-----  
 .Project Manager \* David Baker  
 .Overview \* Reconstruction of parts of Roxbury, Dudley, Bartlett, and Putnam Streets including lighting, sidewalks, small rest areas, drainage work, and trees.  
 .Overview \* Total Cost Estimate: \$2,419,000  
 .Overview \* Funding: City Capital '87 (\$1,000,000), Department of Environmental Management (\$800,000)  
 .Status/Issues \* Funding Shortfall: \$600,000, pursuing additional funding from DEM  
 .Status/Issues \* Engineering and design underway



#### IV. CAPITAL IMPROVEMENT PROJECTS

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.Status/Issues      \* Green Engineering contract must be approved before work continues.

.Milestones          \* Construction Start Est. Spring '90

.Milestones          \* Construction Complete Est. Spring '91

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-- Briefing Item \*-----Parcel P-3/NCAA-----

.Project Manager      \* Phil Zeigler

.Overview              \* New street construction, sidewalks, pedestrian improvements, and landscaping; includes Environmental Impact studies and market analysis (updates).

.Overview              \* Total Cost Estimate: \$477,000 (design) \$2,914,000 (construction)

.Status/Issues        \* Funding Shortfall: no funding yet, City Capital '89 request for \$477,000 denied

.Status/Issues        \* Seeking approval of \$50,000 to begin preliminary environmental and market studies

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-- Briefing Item \*-----Cedar Square Park-----

.Project Manager      \* Dave Baker

.Overview              \* Restoration of the park

.Overview              \* Total Cost Estimate: \$200,000

.Overview              \* Funding: City Capital '88 - Parks Dept. (\$175,000) Browne Fund (\$25,000)

.Status/Issues        \* Need memorandum of understanding with Parks Department - under review.

.Status/Issues        \* Bid and construction to be done by Parks Dept.

.Milestones            \* Construction Start Est. 5/89

.Milestones            \* Construction Complete Est. 8/89

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-- Briefing Item \*-----Garrison Trotter Way-----

.Project Manager      \* Laura Burns

.Overview              \* Create public way with trees and benches along discontinued Harold Street, new sewer line.

.Overview              \* Total Cost Estimate: \$250,000

.Overview              \* Funding: City Capital '86 (\$120,000)

.Status/Issues        \* Funding Shortfall: \$130,000 - City Capital '89 request for \$130,000 denied

.Status/Issues        \* Housing developer (Garrison-Trotter Phase II - RFP release est. Spring '89) to do design work.

.Status/Issues        \* Construction Start Est. 3/90

.Status/Issues        \* Construction Complete Est. 9/90

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-- Briefing Item \*-----Douglass Plaza-----

.Project Manager      \* Laura Burns

.Overview              \* Construction of new roadway through the middle of Parcel 16 in conjunction with housing developments on either side, including sidewalks, trees, and lights.

.Overview              \* Reconstruction of Camden Street including sidewalks, trees and lights.

.Overview              \* 4,000 SF public plaza

.Overview              \* Total Cost Estimate: \$966,700

.Overview              \* Funding: CDAG approved 1987 (\$966,700)

.Status/Issues        \* Housing construction has begun.

.Status/Issues        \* Engineer and landscape architect contract approved 1/26/89

.Milestones            \* Construction Start Est. 6/89

.Milestones            \* Construction Complete Est. 12/89

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#### ---SOUTH END CAPITAL IMPROVEMENTS-----

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-- Briefing Item \*-----Contract J-2/Montgomery & Pembroke-----

.Project Manager      \* Maria Faria

.Overview              \* Street reconstruction, sidewalk widening, new street lights for Montgomery Street, Pembroke Street, Dartmouth Place and West Canton Street.

.Overview              \* Total Cost Estimate: \$1,334,600

.Overview              \* Funding: City Capital '85 (\$1,334,600)

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#### IV. CAPITAL IMPROVEMENT PROJECTS

.Status/Issues	* Complete Engineering plans
.Status/Issues	* Need to decide whether resident engineering contract can be applied; if not advertise for bids.
.Milestones	* Construction Start Est. Spring '90
.Milestones	* Construction Complete Est. Fall '90
---* Briefing Item *---Contract E-2/Dartmouth Place-----	
.Project Manager	* Maria Faria
.Overview	* Street and sidewalk reconstruction, tree planting and new lighting for Union Park Street.
.Overview	* Total Cost Estimate: \$992,600
.Overview	* Funding: City Capital '85 (\$992,600)
.Status/Issues	* Design near completion
.Status/Issues	* Legal problem regarding coal chutes must be resolved
.Status/Issues	* Delays due to Boston Water and Sewer schedule
.Status/Issues	* Complete Engineering plans
.Status/Issues	* Select resident engineer
.Milestones	* Construction Start Est. Spring '90
.Milestones	* Construction Start Est. Fall '90
---* Briefing Item *---Contract G-2/Tent City-----	
.Project Manager	* John Noone
.Overview	* Reconstruction of Yarmouth and part of Dartmouth Street including new pavement, sidewalks, street lighting and trees.
.Overview	* Total Cost Estimate: \$945,274
.Overview	* Funding: City Capital '85 (\$150,274), CDAG approved (\$795,000)
.History	* Authorization to award construction contract to Mario Susi & Son (\$533,407) 9/15/88
.History	* Construction start Fall '88
.Status/Issues	* Under Construction
.Milestones	* Construction Complete Est. Spring '89
---* Briefing Item *---West Canton Street-----	
.Project Manager	* Maria Faria
.Overview	* Reconstruction of West Canton Street from Warren Avenue to Tremont Street including paving, sidewalks, trees, and street lighting.
.Overview	* Total Cost Estimate: \$600,000
.Status/Issues	* Funding Shortfall: no funding yet - City Capital '89 request denied
.Milestones	* Construction Start Est. Spring '89
.Milestones	* Construction Complete Est. Fall '90
---* Briefing Item *---Monsignor Lally Park-----	
.Project Manager	* Maria Faria
.Overview	* Restore Waltham Square including monument, seating, and flower garden
.Overview	* Total Cost Estimate: \$325,000
.Status/Issues	* Funding Shortfall - no funding yet, City Capital '89 request denied.
.Milestones	* Construction Start Est. Spring '89
.Milestones	* Construction Complete Est. Fall '89
---* Briefing Item *---Hayes Park-----	
.Project Manager	* Maria Faria
.Overview	* Subsurface work necessary to stabilize the park so that private monies can redesign park under Phase II
.Overview	* Total Cost Estimate: \$692,000
.Overview	* Funding: City Capital '89 (\$500,000)
.Status/Issues	* Funding Shortfall: \$192,000
.Status/Issues	* Proposals in response to RFQ seeking consultant are being reviewed by staff
.Milestones	* Select consultant and approve contract
.Milestones	* Construction Start Est. Spring '89
.Milestones	* Construction Complete Est. Fall '89





#### IV. CAPITAL IMPROVEMENT PROJECTS

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--\* Briefing Item \*-----Worcester Square Park-----

.Project Manager \* Maria Faria

.Overview \* Restoration of park including new fountain. Fencing, trees, planting, and lighting to be done under Phase II.

.Overview \* Total Cost Estimate: \$665,000

.Overview \* Funding: City Capital '85 (\$270,000), City Capital '89 (\$388,396), Henderson Fund (\$20,000), Browne Fund (\$70,000)

.Status/Issues \* Engineering plan completed

.Status/Issues \* Authorization to award contract to Brightway Corporation - price reduced to \$322,024

.Milestones \* Construction Start Est. Winter '89

.Milestones \* Construction Complete Est. Fall '89

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--\* Briefing Item \*-----Shawmut Avenue Phase I-----

.Project Manager \* Maria Faria

.Overview \* Reconstruction of Appleton Street from Dartmouth to Clarendon Streets including new sidewalks, paving, trees and street lighting

.Overview \* Total Cost Estimate: \$800,000

.Status/Issues \* Funding: City Capital '89 request for \$800,000

.Milestones \* Construction Start Est. Fall '89

.Milestones \* Construction Complete Est. Fall '90

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# V. BOARD OF APPEALS HOUSING (NON-DISPOSITION)

## ---BOARD OF APPEALS HOUSING (NON-DISPOSITION)-----

NHD is responsible for managing non-disposition housing developments of 20 units and more through the Zoning Board of Appeals and Design Review processes. An important component is negotiating the voluntary inclusion of affordable housing units or contributions to nearby affordable housing developments. Antonio Torres is responsible for the majority of these projects. In this section "AHA" is frequently used as an abbreviation for "Affordable Housing Agreement."

-- Briefing Item -----336 Adams Street, South Dorchester-----  
 .Project Manager \* Antonio Torres  
 .Overview \* Development is 48 units (Draft AHA asks for 5 units affordable).  
 .Status/Issues \* Under Construction  
 .Status/Issues \* Draft AHA sent to developer 2/89.

-- Briefing Item -----200 Allandale Road, Jamaica Plain-----  
 .Project Manager \* Antonio Torres  
 .Overview \* Development is 107 units including one unit for on-site management; PDA project.  
 .Overview \* Off-site affordable housing (24 units) completed at Tremont and Parker Streets - Roxbury Crossing (developed by Soloway and Pablo Calderon)  
 .Status/Issues \* Under Construction

-- Briefing Item -----Allandale Glen, Jamaica Plain-----  
 .Project Manager \* Nancy Tentindo (UDD)  
 .Overview \* Elderly housing development  
 .History \* PDA Approved by BRA Board 2/89.  
 .Status/Issues \* PDA Application pending Zoning Commission Approval

-- Briefing Item -----Baker Square, South Dorchester-----  
 .Project Manager \* Antonio Torres  
 .Overview \* Development is 300 units, 30 affordable.  
 .Overview \* Rehabilitation of old Baker Chocolate Mills near the Neponset River in South Dorchester into an historic Square.  
 .History \* Phase I construction completed.  
 .History \* Affordable Housing Agreement executed, amended.  
 .Status/Issues \* Affordable Housing lottery held 11/88; reviewing affordable housing applicants.  
 .Milestones \* Phase II construction start Est. Fall 1989

-- Briefing Item -----65 Bay Street, Dorchester-----  
 .Project Manager \* Antonio Torres  
 .Overview \* Development is 165 units, 7 affordable.  
 .Overview \* Executed AHA calls for 7 off-site affordable units in addition to the 7 on-site.  
 .Status/Issues \* Under construction

-- Briefing Item -----56-65 Brookside Avenue/Stonybrook, Jamaica Plain-----  
 .Project Manager \* Antonio Torres  
 .Overview \* Development is 24 units (Draft AHA asks for 2 units affordable).  
 .History \* Zoning approved  
 .Status/Issues \* Draft AHA sent to developer 2/89.

-- Briefing Item -----Chestnut Park Condominiums, West Roxbury-----  
 .Project Manager \* Antonio Torres  
 .History \* Project Notification Form submitted by developer.  
 .Status/Issues \* BRA Staff have recommended the PDA process.  
 .Status/Issues \* Substantial wetlands on the site  
 .Status/Issues \* Developer is re-evaluating the development concept.



# V. BOARD OF APPEALS HOUSING (NON-DISPOSITION)

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- Briefing Item \*-----Clarendon Court, Hyde Park-----
- .Project Manager \* Antonio Torres
  - .Status/Issues \* Developer has done substantial architectural work in spite of warnings from BRA staff that PDA, not zoning variances, was the best way to proceed.
  - .Status/Issues \* BRA Staff has drafted a letter for the director's signature recommending an examination of alternative development scenarios.
- Briefing Item \*-----Cliffmont/Grew, Roslindale-----
- .Project Manager \* Antonio Torres
  - .History \* AHA Executed
  - .History \* Affordable Housing workshop held 2/89.
  - .Milestones \* Affordable Housing lottery Est. 3/89.
  - .Milestones \* Affordable units occupied Est. 6/89
- Briefing Item \*-----Clippership Wharf, East Boston-----
- .Project Manager \* Pam Wessling
  - .Project Staff \* John Moone
  - .Overview \* 370 units, 55 affordable (20-condo, 30-rental).
  - .Milestones \* Construction start Est. Summer 1989
  - .Status/Issues \* Seeking \$500,000 gap financing for affordable units.
- Briefing Item \*-----21-35 Coleman Street, Dorchester-----
- .Project Manager \* Jon Layzer
  - .Status/Issues \* Current proposal is 21 units (rental) with 16 parking spaces, small tot lot, unit for on-site manager. Includes rehabilitation of existing building shells to be demolished in earlier plans.
  - .Status/Issues \* Developer is ready to present revised development proposal to Meeting House Hill Civic Association.
  - .Status/Issues \* Developer still hasn't provided financial information to make a hardship argument.
- Briefing Item \*-----Deacon Court, South End-----
- .Project Manager \* Antonio Torres
  - .Status/Issues \* AHA Drafted, ready to execute.
  - .Status/Issues \* Construction underway.
- Briefing Item \*-----540 East Broadway Street, South Boston-----
- .Project Manager \* Antonio Torres
  - .Status/Issues \* AHA Drafted, ready to execute.
- Briefing Item \*-----73-79 Essex Street, South Cove/Chinatown-----
- .Project Manager \* Ron Fong
- Briefing Item \*-----Fabreeka Mills, South Dorchester-----
- .Project Manager \* Antonio Torres
  - .Status/Issues \* Applied for building permit, awaiting ISD rejection.
  - .Status/Issues \* AHA/community benefits package needs to be resolved.
  - .Status/Issues \* Transportation issues/# of parking spaces need to be resolved.
- Briefing Item \*-----The Foundry, South Boston-----
- .Project Manager \* Antonio Torres
  - .Project Staff \* Brian Byrnes
  - .History \* AHA Executed
  - .Overview \* Boston City Lights rehabilitation of six story brick building: 8 market rate rental units will support the rehabilitation which includes affordable practice space for the performing arts group.
- Briefing Item \*-----86-106 Fulton St./Fulton Place, North End-----
- .Project Manager \* Peter Dreier
-



V. BOARD OF APPEALS HOUSING (NON-DISPOSITION)

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.History                   \* AHA Executed

--\* Briefing Item \*-----Gumball Factory/120-150 Orleans, East Boston-----

.Project Manager       \* Antonio Torres

.History               \* AHA Executed

--\* Briefing Item \*-----Hancock Woods, West Roxbury-----

.Project Manager       \* Antonio Torres

.Overview             \* Proposed 1000-unit planned senior development on a  
50-acre wooded urban wilds site.

.Status/Issues       \* Scoping Determination letter sent to developer  
suggesting impact analysis of development scenarios  
prior to PDA application; awaiting Draft PIR.

--\* Briefing Item \*-----9-11 Harcourt Street, Back Bay/Fenway-----

.Project Manager       \* Antonio Torres

.Status/Issues       \* AHA Drafted, sent to developer Fall '88

--\* Briefing Item \*-----High Point Village, Roslindale-----

.Project Manager       \* Antonio Torres

.History               \* Boiler-plate PNF sent to developer 2/89

.Status/Issues       \* Awaiting Project Notification Form  
\* Expiring use restriction project

--\* Briefing Item \*-----108 Kilmarnock Street, Back Bay/Fenway-----

.Project Manager       \* Antonio Torres

.History               \* AHA Executed

.History               \* Zoning Approved

.Status/Issues       \* Developer has not filed zoning opinion yet.

--\* Briefing Item \*-----Lotus Street, Jamaica Plain-----

.Project Manager       \* Antonio Torres

.Overview             \* Proposal to build 60 units

.Status/Issues       \* Have not submitted building permit application yet

--\* Briefing Item \*-----Newfield Woods, West Roxbury-----

.Project Manager       \* Antonio Torres

.Status/Issues       \* Under construction

.Status/Issues       \* AHA Drafted, sent to developer Spring '88, again in  
Fall '88.

--\* Briefing Item \*-----15 North Beacon/Union Square, Brighton-----

.Project Manager       \* Antonio Torres

.History               \* AHA Executed

.Status/Issues       \* Under construction

.Status/Issues       \* Marketing issues with affordable units - compliance

--\* Briefing Item \*-----North Beacon Street/St. Joseph's, Brighton-----

.Project Manager       \* Antonio Torres

.Milestones           \* Developer to submit PNF Est. 3/89

--\* Briefing Item \*-----125-138 Tudor Street, South Boston-----

.Project Manager       \* Antonio Torres

.Status/Issues       \* Under construction

.Status/Issues       \* Need to re-draft AHA

--\* Briefing Item \*-----30-40 Weld Street, Roslindale-----

.Project Manager       \* Antonio Torres

.Status/Issues       \* AHA Drafted, sent to developer.

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## VI. SPECIAL PROJECTS

### --\*SPECIAL PROJECTS--

A wide variety of ongoing, planning and research, special disposition and development projects related to affordable housing and neighborhood economic development, and major management programs and services. Includes the departments major planning initiatives and projects which require a greater depth of description.

### --MAJOR PLANNING INITIATIVES--

--\* Briefing Item \*-----CHINATOWN MASTERPLAN-----  
.Project Manager \* Ting Foo Yeh

--\* Briefing Item \*-----Chinatown Housing Improvement Program-----  
.Project Manager \* Ron Fong

--\* Briefing Item \*-----SOUTH END MASTERPLAN-----  
.Project Manager \* Tom O'Malley

--\* Briefing Item \*-----South End Parking Study-----  
.Project Manager \* Tom O'Malley

--\* Briefing Item \*-----South End Open Space-----  
.Project Manager \* Tom O'Malley

--\* Briefing Item \*-----South End Community Land Trust-----  
.Project Manager \* Tom O'Malley

--\* Briefing Item \*-----SENHI Phase II-----  
.Project Manager \* Tom O'Malley

--\* Briefing Item \*-----ROXBURY PLANNING-----  
.Project Manager \* Owen Donnelly

--\* Briefing Item \*-----Parcel to Parcel Project 1-----  
.Project Manager \* Anthony Williams/Pam Wessling

--\* Briefing Item \*-----One Lincoln Street (Kingston/Bedford)-----  
.Project Manager \* Anthony Williams/Pam Wessling

--\* Briefing Item \*-----Ruggles Center (Parcel 18)-----  
.Project Manager \* Anthony Williams/Pam Wessling

--\* Briefing Item \*-----SOUTHWEST CORRIDOR PLANNING-----  
.Project Manager \* Owen Donnelly

--\* Briefing Item \*-----Parcels 9 & 10-----  
.Project Manager \* Owen Donnelly

--\* Briefing Item \*-----Parcels SR-14, P-3A-----  
.Project Manager \* Owen Donnelly

--\* Briefing Item \*-----NCAAA PLANNING-----  
.Project Manager \* Phil Zeigler

--\* Briefing Item \*-----Campus High Parcel P-3-----



# VI. SPECIAL PROJECTS

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.Project Manager \* Phil Zeigler

--\* Briefing Item \*-----Other NCAAA planned developments-----

.Project Manager \* Phil Zeigler

--\* Briefing Item \*-----DUDLEY BUSINESS DISTRICT-----

.Project Manager \* Owen Donnelly

--\* Briefing Item \*-----COMMUNITY PROCESS-----

.Project Manager \* Laval Wilson

--\* Briefing Item \*-----South End Community Process-----

.Project Manager \* Mark Johnston

--\* Briefing Item \*-----NHD Community Process-----

.Project Manager \* Josephine Thompson-McCall

--\* Briefing Item \*-----PUBLIC SUBSIDY BRIEFING/PIPELINE-----

.Project Manager \* Ron Fong

--\* Briefing Item \*-----Low-income Housing Tax Credits-----

.Project Manager \* Laura Burns

--\* Briefing Item \*-----SHARP-----

.Project Manager \* Laura Burns

--\* Briefing Item \*-----Section 8-----

.Project Manager \* Wendy Lucas

--\* Briefing Item \*-----Chapter 707-----

.Project Manager \* Wendy Lucas

--\* Briefing Item \*-----Chapter 705-----

.Project Manager \* Ron Fong

--\* Briefing Item \*-----MIFA-----

.Project Manager \* Wendy Lucas

--\* Briefing Item \*-----RHDAL-----

.Project Manager \* John Noone

--\* Briefing Item \*-----HIF-----

.Project Manager \* John Noone

--\* Briefing Item \*-----HOP-----

.Project Manager \* Ron Fong

--\* Briefing Item \*-----LEASED PROPERTIES-----

--\* Briefing Item \*-----Church of the Good Shepherd-----

.Project Manager \* Phil Zeigler

--\* Briefing Item \*-----Church of the United Community/116 Roxbury-----

.Project Manager \* Bob McGilvray

.Status/Issues \* Resolve building rehabilitation/insurance issues

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## VI. SPECIAL PROJECTS

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--* Briefing Item *-----Whittier Street Health Center-----
  .Project Manager   * Phil Zeigler
  .Status/Issues     * Planning

--* Briefing Item *-----DISPOSITION SPECIAL PROJECTS-----
  .Project Manager   * Bob McGilvray

--* Briefing Item *-----557 Tremont Street/St. Cloud-----
  .Project Manager   * Bob McGilvray
  .Project Manager   * Project completed in 1986/7.

--* Briefing Item *-----165 West Springfield Street-----
  .Project Manager   * Maria Faria
  .History           * Vacant parcel conveyed long ago.

--* Briefing Item *-----57 East Concord Street-----
  .Project Manager   * Bob McGilvray
  .Overview          * Vacant building to be acquired from the City
  .Milestones         * Authorization to Advertise RFP Est. 3/89
  .Status/Issues      * Planning; future use of the building is still unclear.

--* Briefing Item *-----GENERAL REHABILITATION (NON-DISPOSITION)-----
  .Project Manager   * Bob McGilvray

--* Briefing Item *-----Women for Community Service/558 Mass. Ave.-----
  .Project Manager   * Bob McGilvray

--* Briefing Item *-----Charlestown Working Theater Rehabilitation-----
  .Project Manager   * Bob McGilvray

--* Briefing Item *-----Hale House Rehabilitation-----
  .Project Manager   * Jon Layzer

--* Briefing Item *-----FAIR HOUSING AND MARKETING-----
  .Project Manager   * Joan Smith

--* Briefing Item *-----Fair Housing policy-----
  .Project Manager   * Joan Smith

--* Briefing Item *-----Fair Housing project compliance-----

--* Briefing Item *-----BUSINESS RELOCATION-----
  .Project Manager   * Major Lewis

--* Briefing Item *-----NHD ENGINEERING AND DESIGN-----

--* Briefing Item *-----OTHER SPECIAL PROJECTS-----
  .Project Manager   * Laval Wilson

--* Briefing Item *-----Westminster-Willard/Mandella Apartments (121A)-----
  .Project Manager   * Tom O'Malley

--* Briefing Item *-----Dudley Street Neighborhood Initiative-----
  .Project Manager   * Andrea D'Amato

--* Briefing Item *-----MANAGEMENT AND ADMINISTRATION-----
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## VI. SPECIAL PROJECTS

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.Project Manager \* Jeannie Lynn

--\* Briefing Item \*-----Office Management-----

.Project Manager \* Jeannie Lynn

--\* Briefing Item \*-----Board Process-----

.Project Manager \* Jeannie Lynn

--\* Briefing Item \*-----Secretarial Services-----

.Project Manager \* Marta DeJesus

--\* Briefing Item \*-----Seminars/Training-----

.Project Manager \* Laval Wilson

--\* Briefing Item \*-----Management Information Systems-----

.Project Manager \* Jon Layzer

--\* Briefing Item \*-----NHD Computer Systems-----

.Project Manager \* Jon Layzer

--\* Briefing Item \*-----Agenda Project Directory-----

.Project Manager \* Jon Layzer

--\* Briefing Item \*-----Critical Path Tracking-----

.Project Manager \* Jon Layzer

--\* Briefing Item \*-----Critical Response Unit-----

.Project Manager \* Jon Layzer

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